

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>NANCY HOFFMEIER ZAMORA (State Bar No. 137326) ANTHONY N. R. ZAMORA (State Bar No. 146619) ZAMORA & HOFFMEIER, A Professional Corporation U.S. Bank Tower 633 West 5th Street, Suite 2600 Los Angeles, California 90071 (213) 488-9411 Fax: (213) 488-9418 e-mail: zamora3@aol.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Sam S. Leslie, Chapter 7 Trustee</p>		<p>FOR COURT USE ONLY</p>	
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</p>			
<p>In re:</p> <p>JOSEPH HAMILTON BULLOCK,</p> <p>Debtor(s).</p>		<p>CASE NO.: 2:21 -bk-19076-WB CHAPTER: 7</p> <p>NOTICE OF SALE OF ESTATE PROPERTY</p>	

Sale Date: 06/09/2022	Time: 2:00 pm
Location: Ctrm. 1375, U.S. Bankruptcy Court, 255 E. Temple St., Los Angeles, CA 90012	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 05/26/2022

Description of property to be sold: Residential real property commonly known as 15918 Hornell Street, Whittier, California 90603, identified by Los Angeles, County Assessor's Parcel No. 8231-026-034 (the "Real Property").

Terms and conditions of sale: free and clear of any interests and liens, on an "AS-IS, WHERE-IS" basis, property will not be delivered vacant, and for a sales price of \$750,000.00

Proposed sale price: \$ 750,000.00

Overbid procedure (if any):

See attached

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Date & Time: June 9, 2022 at 2:00 P.M.

Location: Ctrm. 1375, U.S. Bankruptcy Court, 255 E. Temple St., Los Angeles, CA 90012

Appearances also allowed by ZoomGov video and audio or audio by telephone

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Nancy Hoffmeier Zamora, Esq.

Zamora & Hoffmeier

U.S. Bank Tower

633 West 5th Street, Suite 2600, Los Angeles, CA 90071

Tel. 213-488-9411; Fax 213-488-9418

e-mail: zamora3@aol.com

Date: 05/19/2022

1 A. Each potential bidder (other than Buyer as defined in the
2 Motion for Order Authorizing Trustee to Sell Real Property Free and
3 Clear of Liens and Interests, Subject to Overbid (the "Motion")) in
4 order to qualify as a bidder at the hearing on the Motion (the
5 "Hearing"), shall

6 (1) submit to Trustee, prior to the commencement of the
7 Hearing, a cashier's check in the amount of at least Twenty-Five
8 Thousand and no/100 Dollars (\$25,000.00) (the "Earnest Money
9 Deposit") made payable to "A&A Escrow." Trustee shall refund the
10 Earnest Money Deposit if Trustee accepts the bid of another bidder;

11 (2) bid on the identical terms as, or better terms than,
12 Buyer as set forth in the Agreement, as defined in and attached as
13 Exhibit B to the Motion, including, but not limited to, (a) the
14 "AS-IS, WHERE-IS" condition of the Real Property, with no
15 contingencies, (b) the term allowing debtor up to 30 days to vacate
16 the Real Property after close of the sale escrow, and (c) that
17 Trustee shall have no obligation to deliver the Real Property
18 vacant either before or after the close of the Sale Escrow;

19 (3) submit to Trustee prior to the commencement of the
20 Hearing proof of ability to close escrow unconditionally on or
21 before the first business day that is at least fifteen (15) days
22 after entry of the order approving the motion (the "Sale Order"),
23 and to tender the balance of any bid made by such bidder, such
24 proof to be deemed acceptable or unacceptable by Trustee in his
25 sole discretion, subject to approval by the Court; and

26 (4) attend the Hearing, whether in-person, via ZoomGov, or by
27 telephone, to participate in the overbidding; and

28 B. The initial overbid shall be a total of \$755,000.00,

1 i.e., \$5,000.00 more than the Sales Price of \$750,000.00, and all
2 additional overbids must be made in minimum increments of \$1,000.00
3 over the last stated overbid made on the record.

4 Upon entry of the Sale Order, the earnest money deposit of
5 Highest Bidder shall be non-refundable. If Highest Bidder fails to
6 close the Sale Escrow on or before the first business day that is
7 at least fifteen (15) days after entry of the Sale Order, Highest
8 Bidder shall forfeit its earnest money deposit to Trustee without
9 the necessity of a further order of the Court and further
10 instructions to A&A Escrow, and the next highest bidder shall pay
11 the next highest bid to purchase the Real Property within ten
12 business days of written notification, transmitted via facsimile
13 and/or e-mail, of Highest Bidder's default. If the next highest
14 bidder fails to tender the balance of the next highest bid within
15 ten business days of written notification, next highest bidder
16 shall forfeit its earnest money deposit to Trustee without the
17 necessity of a further order of the Court and further instructions
18 to A&A Escrow.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

U.S. Bank Tower, 633 West 5th Street, Suite 2600, Los Angeles, CA 90071

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 05/19/2022, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

U.S. Trustee: United States Trustee, ustregion16.la.ecf@usdoj.gov

Trustee: Sam S. Leslie, sleslie@trusteeleslie.com, trustee@trusteeleslie.com, C195@ecfbis.com

Trustee's Counsel: Nancy H. Zamora, zamora3@aol.com

Debtor's Counsel: Brad Weil, bwel@justbradlegal.com, brad@ecf.courtdrive.com, frontdeskweillaw@gmail.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 05/19/2022, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Debtor: Joseph Hamilton Bullock, 15918 Hornell St., Whittier, CA 90603; Trustee's CPA: LEA Accountancy, LLP, 1130 S. Flower Street, Suite 312, Los Angeles, CA 90015; Estate Broker: John Gould and Zizi Pak, Rodeo Realty, Inc., 202 N. Canon Dr., Beverly Hills, CA 90210 Escrow: Antonia Delgado, A&A Escrow Services, Inc., 415 N. Crescent Drive, Suite 320, Beverly Hills, CA 90210; Title: Mindy Beckham, Stewart Title of California, Inc., 2801 Townsgate Rd., # 111, Westlake Village, CA 91361; Buyer: GTS Ventures, LLC, c/o Roman Martin, Evernest Real Estate Advisors, 20 E. Colorado Blvd., Suite 203, Pasadena, CA 91105; Lien Holders: SN Servicing Corporation, 323 5th Street Eureka, CA 95501; Franchise Tax Board, Bankruptcy Section, MS: A-340, P.O. Box 2952, Sacramento, CA 95812-2952; L.A. County Treasurer & Tax Collector, Attn: Bankruptcy Unit, P.O. Box 54110, Los Angeles, CA 90054-0110; U.S. Trustee: Office of the United States Trustee, 915 Wilshire Blvd., Suite 1850, Los Angeles, CA 90017; Judge: The Honorable Julia W. Brand, U.S. Bankruptcy Court, 255 E. Temple Street, Suite 1382, Los Angeles, CA 90012

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* 05/19/2022, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

05/19/2022
Date

Cynthia Casas
Printed Name

/s/ Cynthia Casas
Signature